



**Petition Number:** 2303-DDP-04

**Project Name:** Westfield Dental Office and Bank

**Subject Site Address:** 251 W. Tournament Trail (the "Property")

**Petitioner:** WMG Development, LLC

**Representative:** Tarr Group, LLC

**Request:** Detailed Development Plan review of a 7,990 square foot dental office and bank building located on 2.05 acres +/- in the Spring Mill Centre PUD zoning district.

**Current Zoning:** Spring Mill Centre PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 2.05 acres +/-

**Property History:** Spring Mill Centre PUD (Ord. 19-28, 09/23/2019)  
2012-ODP-18 & 2012-SPP-18 (02/01/2020)  
2107-SFP-40 (10/28/2021)

**Exhibits:** 1. Staff Report  
2. Location Map  
3. Site Plan  
4. Building Elevations  
5. Landscape Plan

**Staff Reviewer:** Weston Rogers, Associate Planner

---

### **BACKGROUND**

The Property is currently zoned the Spring Mill Centre PUD District. Ordinance 19-28, Spring Mill Centre PUD (1908-PUD-22), was approved at the September 23, 2019 City Council meeting.

The Overall Development Plan (2012-ODP-18) and Primary Plat (2012-SPP-18) was approved on February 1, 2020. The Secondary Plat (2107-SFP-40) was recorded with the Hamilton County Recorder's Office on October 28, 2021.

---

### **DEVELOPMENT PLAN – General Plan Requirements**

*Article 10.7(H)2 of the current Westfield UDO*

#### **The plans comply.**

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.



- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
- 21) Misc.

---

#### **DEVELOPMENT STANDARDS**

*Associated articles within Chapter 6 of the Westfield UDO and the Spring Mill Centre PUD, Ord. 19-28*

#### **The plans comply.**

- 22) Accessory Use and Building Standards (Article 6.1)
  - a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)
  - b) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
  - c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

- d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- h) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

23) Architectural Standards (Article 6.3)

- a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)
  - i) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
  - b) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)

24) Building Standards (Article 6.4)

25) Fence Standards (Article 6.5)

26) Height Standards (Article 6.6)

27) Landscaping Standards (Article 6.8)

- a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)
- b) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
- c) UDO Article 6.8(M) External Street Frontage Landscaping:
  - i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include

a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

External Street Frontage - Tournament Trail (Est. 230')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	7	7	0
2 Ornamental Trees	5	5	0
25 Shrubs	58	64	0

External Street Frontage - State Road 32 (Est. 280')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	9	9	0
2 Ornamental Trees	6	6	0
25 Shrubs	70	85	0

- d) UDO Article 6.8(N) Buffer Yards:
- e) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:
  - i) Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
  - ii) Interior Parking Area Landscaping
  - iii) Interior Parking Area Islands
    - 1. Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.
  - iv) Perimeter Parking Area Landscaping:
    - 1. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
      - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
      - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

Tournament Trail (Est. 190')			
	Required	Provided	Deficient
1 tree per 30 LF	7	7	0
1 shrub per 3 LF	64	64	0

SR 32-facing Parking Area (Est. 211')			
	Required	Provided	Deficient
1 tree per 30 LF	7	7	0
1 shrub per 3 LF	71	85	0

- f) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.
- g) Street Trees:
- h) Minimum Lot Landscaping Requirements:

Lot Landscaping ( 2 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	20	31	0
10 Ornamental or Evergreen Trees	20	20	0
25 Shrubs	50	278	0

- i) Foundation Plantings:

North Building Façade (est. 116 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	10	28	0

South Building Façade (est. 116 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	10	19	0

East Building Façade (est. 75 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 40 LF	2	23	0

West Building Façade (est. 75 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 40 LF	2	9	0

- j) General Screening Standards

Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either:

- a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment;
- a solid evergreen screen with a combination of trees and shrubs;
- a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

28) Lighting Standards (Article 6.9)

- a) Shall apply. In addition, the following shall apply:
  - i) Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.
- b) General Lighting Standards: The following standards shall apply:
  - i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
  - ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
  - iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
  - iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:
  - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
  - ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
  - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
  - iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
  - v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
  - vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- d) Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:
  - i) A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.

- ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.
  - iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
  - iv) All plot lighting levels shall be depicted at ten-foot (10') intervals or less.
  - v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less.
  - vi) Photometric data depicting the angle of cut off of light emissions.
  - vii) Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.
- 29) Lot Standards (Article 6.10)
- 30) Outside Storage and Display (Article 6.12 & Ord. 19-28)
- a) Shall apply, except as otherwise modified below:
  - b) Area I Subdistrict: Outdoor storage is prohibited.
- 31) Outdoor Café and Eating Areas (Article 6.13)
- 32) Parking and Loading Standards (Article 6.14)
- Required Vehicular Parking:*
- a) Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.
  - b) Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.
- Required Bicycle Parking:*
- c) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
  - d) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- 33) Setback Standards (Article 6.16)
- 34) Sign Standards (Article 6.17)
- 35) Vision Clearance Standards (Article 6.19)
- a) Forty (40) feet from intersections of Collectors or Local Streets.
  - b) Ten (10) feet from intersections of Driveways or Alleys.
  - c) Twenty-five (25) feet from intersections of Private Streets.
- 36) Yard Standards (Article 6.21)

## **DISTRICT STANDARDS**

*Article 4.16 (GB District) of the Westfield UDO and the Spring Mill Centre PUD District (Ord. 19-28)*

**The plans comply.**

37) Area I Subdistrict:	GB: General Business District
38) GB District:	
a) Minimum Lot Area:	No minimum
b) Minimum Tract Requirement:	No minimum
c) Minimum Lot Frontage:	No minimum; However, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement) (Ord. 19-28)
d) Minimum Lot Width:	No minimum
e) Maximum Lot Coverage:	No maximum (Ord. 19-28)
f) Minimum Building Setback Lines: (Ord. 19-28)	
i) State Road 32:	No minimum
ii) Tournament Trail:	10'
iii) Spring Mill Road:	
1. Area III:	20 feet
2. All Other Subdistricts:	No minimum
iv) All other streets (e.g. internal to District):	15 feet
v) District Perimeter Not Abutting Street:	20 feet
vi) All Other Setback Lines:	No minimum

## **DEVELOPMENT PLAN REVIEW**

*Article 10.7(E) of the Westfield UDO*

**The plans comply.**

- 39) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 40) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
  - a) State Highway 32 Overlay District:
    - i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)
      - 1. Article 5.3(F)(7) shall not apply. (Ord. 19-28)
      - 2. Building Size Requirements: (Ord. 19-28)
        - (a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.
        - (b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.



ii) Setback Requirements:

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

iii) Building Height Requirements:

1. Maximum Building Height: No maximum
2. Minimum Building Height: Eighteen (18) feet
3. Multiple Stories: Multiple stories are encouraged, but not required.

iv) Architectural Design Requirements:

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
2. Building Elevation:
  - (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
  - (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
  - (c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
  - (d) Openings:
    - (i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
    - (ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

- (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- (e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- (f) Roof:
  - (i) Pitched Roofs:
    1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
    2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.
    3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
  - (ii) Flat Roofs:
    1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
    2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
    3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
      - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
      - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
  - (iii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
  - (iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

- (g) Main Entrances:
  - (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
  - (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
  - (iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- (h) Windows:
  - (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
  - (ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
- (i) Awnings:
  - (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
  - (ii) Awnings shall be made of a nonreflective material.
  - (iii) All awnings shall be kept in good repair.
  - (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- (j) Drive-thrus: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.
  - (i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- (k) Building Materials:
  - (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

- (ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
    - (iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
    - (iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
    - (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.
  - (l) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- v) Trail Corridor Requirement:
- 1. Trail Corridor Design Standards:
    - (a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
    - (b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
    - (c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).
  - 2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
    - (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
    - (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
    - (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.
- 41) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 42) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

## **DESIGN STANDARDS**

### *Chapter 8 of Westfield UDO*

#### **The plans comply.**

- 43) Block Standards (Article 8.1)
- 44) Easement Standards (Article 8.3)
- 45) Monument and Marker Standards (Article 8.5)
- 46) Open Space and Amenity Standards (Article 8.6)
- 47) Pedestrian Network Standards (Article 8.7)
  - a) Internal Pedestrian Network Standards:
    - i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
    - ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
    - iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
    - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.



- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
  - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
  - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
- 48) Storm Water Standards (Article 8.8)
- 49) Street and Right-of-Way Standards (Article 8.9)
- 50) Street Light Standards (Article 8.10)
- 51) Street Sign Standards (Article 8.11)
- 52) Surety Standards (Article 8.12)
- 53) Utility Standards (Article 8.13)

---

#### **DEPARTMENT COMMENTS**

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2303-DDP-04 with the following conditions:
- That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
  - That the necessary approval for the proposed right-in right-out out curb cut off State Road 32 be obtained from the City Council prior to initiating the construction of the curb cut. (The proposed design has been approved by both INDOT and the Westfield Department of Public Works)
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov) or (317) 408-9895